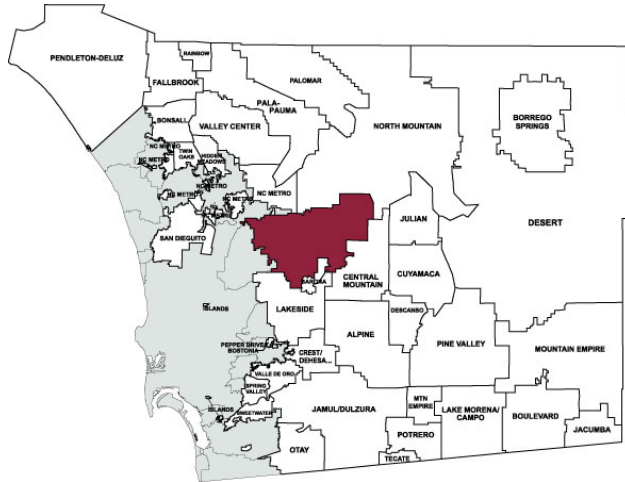


GENERAL PLAN 2020 RESIDENTIAL REFERRALS

RAMONA

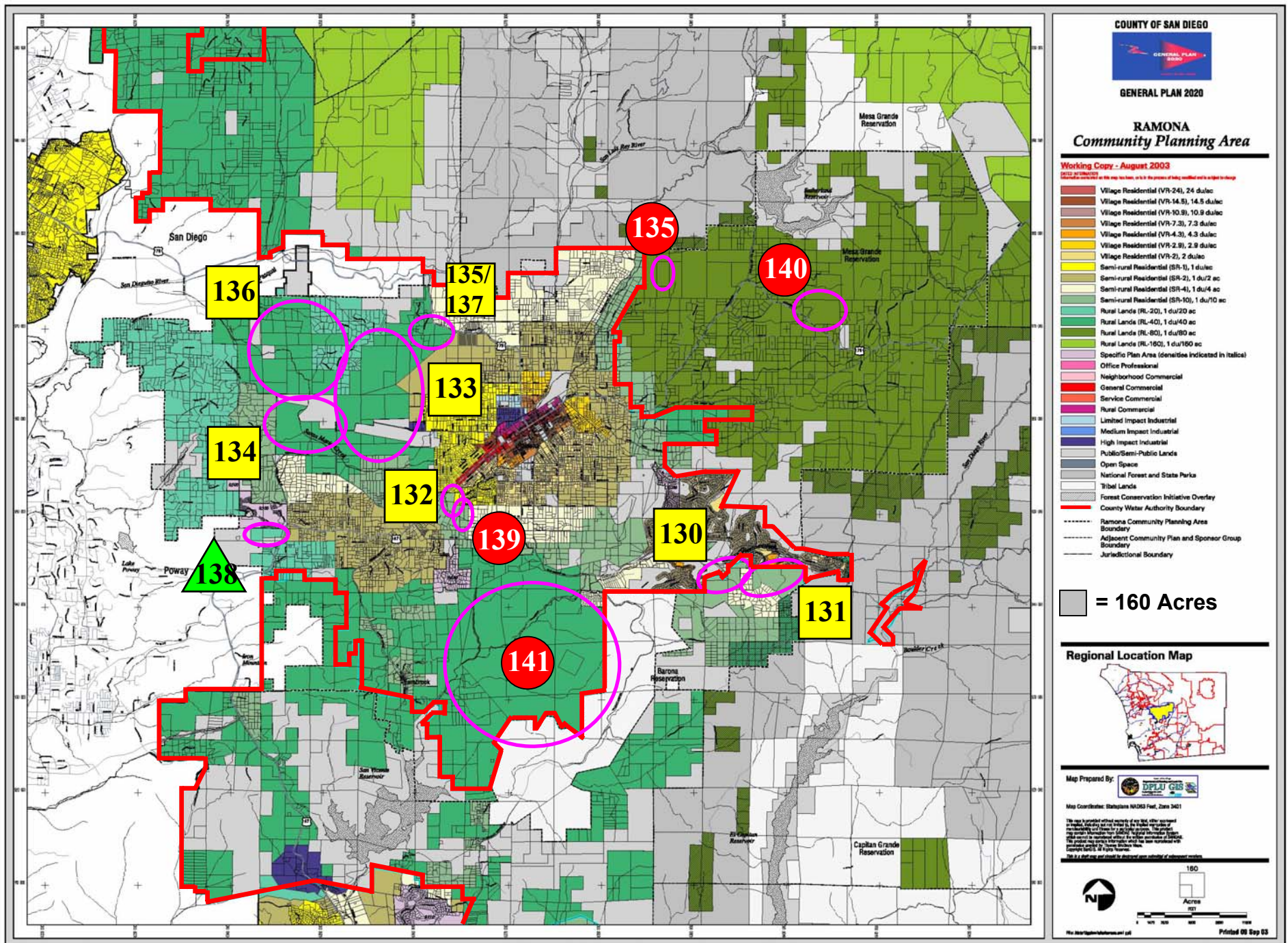


There were 12 residential properties in Ramona that were referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 1 referral meets the GP2020 concepts and planning principles.
- 8 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 3 referrals do not meet the GP2020 concepts and planning principles.

Many of the referrals are located in Rural Lands within the Ramona Grasslands Project special planning area. The Ramona grasslands are a significant local and regional natural resource. With the concurrence of Supervisor Jacob's office, MSCP and GP2020 staff have been working closely with property owners in this area to permanently preserve the majority of the grasslands while also accommodating some growth. Staff will continue to work with landowners and the community in this area and anticipates future changes to the Working Copy map to reflect compromises made toward this end.

Other referrals for which compromise solutions may be made include Rural Lands located adjacent to existing patterns of Semi-Rural development and infrastructure. Opportunities for limited Semi-Rural development combined with open space preservation are available in these areas.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
130	<p><i>Carol Leone</i></p> <p>Immediately outside CWA boundary. South of San Diego Country Estates, surrounded by 1 du/4 acre and 1 du/10 acre parcels to the south and Public/ Semi-Public lands to the east and west.</p> <ul style="list-style-type: none"> • 200 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/40 acres</p> <p><u>Planning Commission:</u> Semi-Rural: 1 du/10 acres</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: 1 du/10 acres</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – remain consistent with treatment of areas located within Semi-Rural development patterns • <i>Balance competing interests</i> – allow opportunities for retaining the agricultural character and minimize loss of value as a wildlife corridor in areas with surrounding Semi-Rural development patterns • <i>Assign densities based on characteristics of the land</i> – located in proposed North County MSCP Preapproved Mitigation Area
131	<p><i>Ivan Fox</i></p> <p>Immediately outside CWA boundary. South of San Diego Country Estates, surrounded by 1 du/ 4 acre and 1 du/ 10 acre parcels to the south and Public/ Semi-Public lands east and west.</p> <ul style="list-style-type: none"> • 326.97 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/40 acres</p> <p><u>Planning Commission:</u> Semi-Rural: 1 du/10 acres</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: 1 du/10 acres</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – remain consistent with treatment of areas located within Semi-Rural development patterns • <i>Balance competing interests</i> – allow opportunities for retaining the agricultural character and minimize loss of value as a wildlife corridor in areas with surrounding Semi-Rural development patterns • <i>Assign densities based on characteristics of the land</i> – located in proposed North County MSCP Preapproved Mitigation Area

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
132	<p><i>James Chagala</i></p> <p>Inside CWA boundary. Located west of the Village off Hwy 67.</p> <ul style="list-style-type: none"> • 77 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: 1 du/1 acres (northeastern parcel) Semi-Rural: 1 du/10 acres (remaining parcels)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – treat areas outside of the wildlife corridor and floodplain consistently with the surrounding parcels. • <i>Reduce public costs</i> – portions of the property are adjacent to an existing development pattern of 1 acre parcels and to infrastructure • <i>Locate growth near infrastructure, services, and jobs</i> – property is adjacent to the Village of Ramona and Hwy 67 • <i>Assign densities based on characteristics of the land</i> – portions located in proposed North County MSCP Preapproved Mitigation Area are assigned 1 du/10 acres.
133	<p><i>Mooney & Associates</i></p> <p>Inside CWA boundary. Davis-Eagle Ranch, located in the northeastern portion of the Ramona Grasslands.</p> <ul style="list-style-type: none"> • 1,231 acres • Existing General Plan: Specific Plan (0.16 du/acre) 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres and retain Industrial zone</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/40 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> COMPROMISE Continue to work with landowner on Ramona Grasslands Project special area plan. Retain Working Copy designation until Grasslands Project densities are determined.</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – balance future growth in the Grasslands with environmental and traffic impacts. • <i>Reduce public costs</i> – focus growth near existing development patterns on the edges of the Ramona Grasslands • <i>Balance competing interests</i> – preserve sensitive habitat while accommodating development of new housing • <i>Assign densities based on characteristics of the land</i> – located in proposed North County MSCP Preapproved Mitigation Area • <i>Create a model for community development</i> – clustered development patterns would maximize amount of land that could be put into preserve

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
134	<p><i>Mooney & Associates</i></p> <p>Inside CWA boundary. Oak Country Estates. Located in the western portion of the Ramona Grasslands.</p> <ul style="list-style-type: none"> • 768 acres • Existing General Plan: Specific Plan (0.13 du/acre) 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres and retain Industrial zone</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/40 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p>COMPROMISE</p> <p>Continue to work with landowner on Ramona Grasslands Project special area plan.</p> <p>Retain Working Copy designation until Grasslands Project densities are determined.</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – balance future growth in the Grasslands with environmental and traffic impacts. • <i>Reduce public costs</i> – focus growth near existing development patterns on the edges of the Ramona Grasslands • <i>Balance competing interests</i> – preserve sensitive habitat while accommodating development of new housing • <i>Assign densities based on characteristics of the land</i> – located in proposed North County MSCP Preapproved Mitigation Area • <i>Create a model for community development</i> – clustered development patterns would maximize amount of land that could be put into preserve
135	<p><i>Leonard & Monica Tessyier Family Trust</i></p> <p>Inside CWA boundary. The first seven properties are located on the northeast end of the Ramona Grasslands.</p> <ul style="list-style-type: none"> • Approximately 200 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/40 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p>COMPROMISE</p> <p>Continue to work with landowner on Ramona Grasslands Project special area plan. Density may be changed as a result of land use modifications based on the Ramona Grasslands Project.</p> <p>Retain Working Copy designation until Grasslands Project densities are determined.</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – maintain consistency with regional approach to similar Rural Lands outside of the CWA • <i>Reduce public costs</i> – focus growth near existing development patterns on the edges of the Ramona Grasslands • <i>Balance competing interests</i> – preserve sensitive habitat while accommodating development of new housing • <i>Assign densities based on characteristics of the land</i> – located in proposed North County MSCP Preapproved Mitigation Area • <i>Create a model for community development</i> – clustered development patterns would maximize amount of land that could be put into preserve

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
136	<p><i>Jim Whalen (representing the Gildred Family)</i></p> <p>Inside CWA boundary. Located in the northwestern portion of the Ramona Grasslands.</p> <ul style="list-style-type: none"> • 1,100 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres (if no Grasslands Project)</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/40 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> COMPROMISE Continue to work with landowner on Ramona Grasslands Project special area plan.</p> <p>Retain Working Copy designation until Grasslands Project densities are determined.</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – balance future growth in the Grasslands with environmental and traffic impacts. • <i>Reduce public costs</i> – focus growth near existing development patterns on the edges of the Ramona Grasslands • <i>Balance competing interests</i> – preserve sensitive habitat while accommodating development of new housing • <i>Assign densities based on characteristics of the land</i> – located in proposed North County MSCP Preapproved Mitigation Area • <i>Create a model for community development</i> – clustered development patterns would maximize amount of land that could be put into preserve
137	<p><i>Hadley Johnson</i></p> <p>Inside CWA boundary. The first seven properties are located on the northeastern end of the Ramona Grasslands.</p> <ul style="list-style-type: none"> • Approximately 200 acres • Existing General Plan: 1 du/1,2,4 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres (western - seven parcels) Rural Lands: 1 du/80 acres (eastern - single parcel)</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/40 acres (western portion) Rural Lands: 1 du/80 acres (eastern portion)</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/40 acres</u> (western portion) <u>1 du/80 acres</u> (eastern portion)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – balance future growth in the Grasslands with environmental and traffic impacts • <i>Reduce public costs</i> – focus growth near existing development patterns on the edges of the Ramona Grasslands • <i>Balance competing interests</i> – preserve sensitive habitat while accommodating development of new housing • <i>Assign densities based on characteristics of the land</i> – located in proposed North County MSCP Preapproved Mitigation Area • <i>Create a model for community development</i> – clustered development patterns would maximize amount of land that could be put into preserve

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
138	<p><i>Lee Vance</i></p> <p>Inside CWA boundary. Located in the far western portion of the community, southwest of the Mt. Woodson SPA.</p> <ul style="list-style-type: none"> • 40 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/20 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p>AGREE with Referral Semi-Rural: <u>1 du/ 2 acres</u> (eastern portion) Rural Lands: <u>1 du/20 acres</u> (western portion)</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – treat developable parcel consistently with surrounding land • <i>Meet growth targets</i> – property is adjacent to an existing subdivision and allows some growth consistent with surrounding development pattern • <i>Assign densities based on characteristics of the land</i> – portion of the property has steep slopes (Rural Lands) and a portion of the property is flat (Semi-Rural)
139	<p><i>Michael Poynor (representing Joan Kearney)</i></p> <p>Inside CWA boundary. Near Boundary Road.</p> <ul style="list-style-type: none"> • 52.05 acres • Existing General Plan: 1 du/1,2,4 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/10 acres</p> <p><u>Planning Commission:</u> Semi-Rural: 1 du/2 acres (northern portion) Semi-Rural: 1 du/10 acres (southern portion)</p>	<p><u>County Staff:</u></p> <p>DISAGREE with referral Retain Semi-Rural: <u>1 du/10 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> <ul style="list-style-type: none"> ▪ Remain consistent with Regional application of density in wildlife corridor or biologically sensitive areas ▪ Referral request of 1 du/2 acres would create an isolated pocket • <i>Assign densities based on characteristics of the land</i> – <ul style="list-style-type: none"> ▪ Located in proposed North County MSCP Preapproved Mitigation Area ▪ Assessor records indicate parcels have been purchased by the Ramona Unified School District

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
140	<p><i>Gary Piro</i></p> <p>Outside CWA boundary. Ramona Ridge Estates. Pipelined TM.</p> <ul style="list-style-type: none"> • 219 acres • Existing General Plan: 1 du/40 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Rural Lands: 1 du/40 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/80 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with referral Retain Rural Lands: <u>1 du/80 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – assigns the lowest densities to outlying areas that lack vehicular access and sufficient infrastructure and services • <i>Reduce public costs</i> – property is east of the CWA and located away from existing development, infrastructure and services • <i>Assign densities based on characteristics of the land</i> – property has steep slopes, is groundwater-dependent, and is located in proposed North County MSCP Preapproved Mitigation Area
141	<p><i>William Schwartz</i></p> <p>Inside CWA boundary. Monte Vista Ranch. Pipelined TM.</p> <ul style="list-style-type: none"> • Approximately 4,000 acres • Existing General Plan: Specific Plan (0.2) 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Rural Lands: 1 du/20 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/40 acres</p> <p><u>Planning Commission:</u> Rural Lands: 1 du/20 acres</p>	<p><u>County Staff:</u> DISAGREE with referral Retain Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – assigns the lowest densities to outlying areas that lack vehicular access and sufficient infrastructure and services • <i>Reduce public costs</i> – property has limited access to roads, services, and other infrastructure • <i>Assign densities based on characteristics of the land</i> – property has steep slopes, sensitive biological habitats and is located in proposed North County MSCP Preapproved Mitigation Area • <i>Obtain a broad consensus</i> – consistent with the planning group recommendation